144.0	0002	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	714,700 /	714,700
USE VALUE:	714,700 /	714,700
ASSESSED:	714,700 /	714,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
150		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOWNEY THOMAS A
Owner 2:	
Owner 3:	
Street 1:	150 NEWPORT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DOWNEY DOROTHY /ESTATE -
Owner 2:	-
Street 1:	150 NEWPORT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .11 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1935, having primarily Wood Shingle Exterior and 1469 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4798.000	258,400	5,100	451,200	714,700
Total Card	0.110	258,400	5,100	451,200	714,700
Total Parcel	0.110	258,400	5,100	451,200	714,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 486.52 | /Parcel: 486.52

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	93838
GIS Ref	
GIS Ref	
Insp Date	12/16/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 144.0-0002-0011.0

!11212!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	258,400	5100	4,798.	451,200	714,700		Year end	12/23/2021
2021	101	FV	250,500	5100	4,798.	451,200	706,800		Year End Roll	12/10/2020
2020	101	FV	250,600	5100	4,798.	451,200	706,900	706,900	Year End Roll	12/18/2019
2019	101	FV	200,400	5100	4,798.	423,000	628,500	628,500	Year End Roll	1/3/2019
2018	101	FV	200,400	5100	4,798.	349,600	555,100	555,100	Year End Roll	12/20/2017
2017	101	FV	200,400	5100	4,798.	321,400	526,900	526,900	Year End Roll	1/3/2017
2016	101	FV	200,400	5100	4,798.	293,200	498,700	498,700	Year End	1/4/2016
2015	101	FV	195,400	5100	4,798.	287,600	488,100	488,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:06:36

LAST REV

Date	Time
01/17/18	08:21:51
ekelly	

USER DEFINED

Prior Id # 1:	93838
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11212

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOWNEY DOROTHY	70052-304		10/10/2017	Estate/Div		No	No		
	7869-387		1/1/1901	Family		No	No		Dorothy M Downey dod 4/19/2011

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/13/2012	1162	Re-Roof	8,100					

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2017	MEAS&NOTICE	HS	Hanne S
4/11/2013	Info Fm Prmt	EMK	Ellen K
11/5/2008	Meas/Inspect	189	PATRIOT
11/19/1999	Meas/Inspect	256	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4798		Sq. Ft.	Site		0	80.	1.18	9									451,154						451,200	

Total AC/HA:	0.11015	Total SF/SM:	4798	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	451,154	Spl Credit		Total: 451,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BLUE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98892087
Adj $ / SQ:	173.556
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	374425
Depreciation:	116072
Depreciated Total:	258353

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

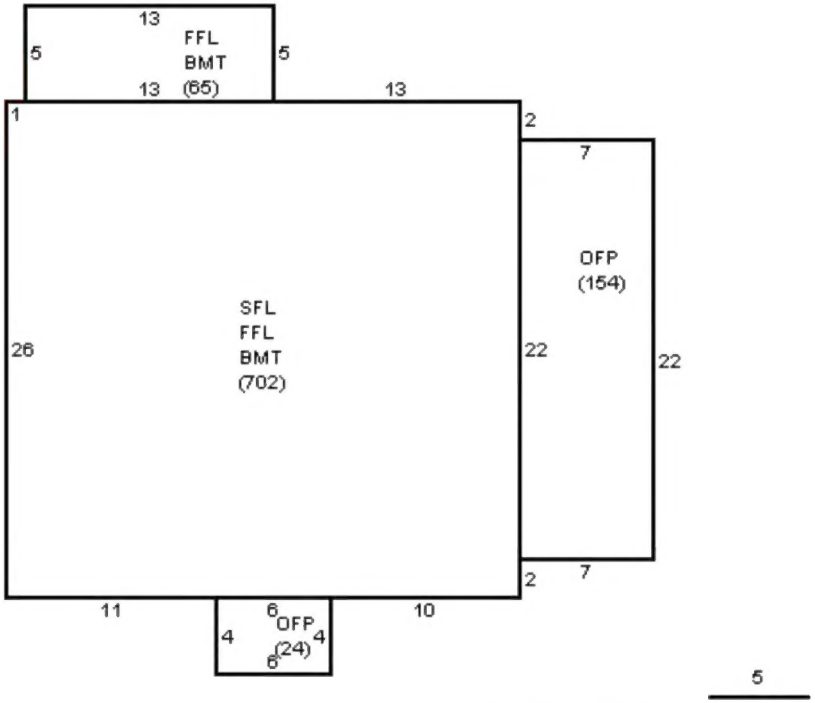
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	173.56
Special Features:	0	Val/Su Net:	107.04
Final Total:	258400	Val/Su SzAd	175.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	767	52.070	39,935
FFL	First Floor	767	173.560	133,117
SFL	Second Floor	702	173.560	121,836
OFP	Open Porch	178	25.480	4,536

Net Sketched Area:	2,414			Total:	299,424
Size Ad	1469	Gross Area	2414	FinArea	1469

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 144.0-0002-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1940	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:	Total: 5,100

IMAGE

AssessPro Patriot Properties, Inc